

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF MARCH 21, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, March 21, 2018** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### DEVELOPMENT AGREEMENT

1. **Properties on Ashley River Rd (West Ashley) TMS# 3640000002, 3640000002-1, 3640000001 3640000001-1, 3610000007 & 3610000007-1** – approx. 44.75 acres of highland. Request approval of a Development Agreement between the City of Charleston and the owners, Margaret Hartley Carter; Elizabeth A. Hanahan and T. Heyward Carter, Jr., as Co-Trustees of the Article V Shelter Trust under the Will of Grayson G. Hanahan; and Eleanor W. Carter, as Trustee under the South Carolina Personal Residence Trust of Eleanor W. Carter, on the second part.

### REZONINGS

1. **36 & 38 Line St and Sheppard St Right-of-Way (Peninsula) TMS# 4590503105, 106 & 138** – approximately 0.64 ac. Request rezoning from Light Industrial (LI), General Business (GB) and unzoned right-of-way to Mixed-Use (MU-2) & Mixed-Use Workforce Housing (MU-2/WH).  
Owner: East Line Partners LLC and SCDOT  
Applicant: LS3P
2. **Calhoun St & Concord St (Peninsula) TMS# 4580102064 & 067** – approx. 1.798 ac. Request rezoning to change the Accommodations Overlay A-4: 100 room maximum designation to the Accommodations Overlay A-2: 180 room maximum designation.  
Owner: RB Charleston LLC & Concord Park Associates LLC  
Applicant: Hellman Yates & Tisdale PA
3. **144 & 146 Cannon St (Peninsula) TMS# 4601104151 & 150** – approx. 0.288 ac. Request rezoning from Limited Business (LB) and General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).  
Owner: GMS Cannon LLC  
Applicant: Synchronicity – Todd Richardson
4. **144 & 146 Cannon St (Peninsula) TMS# 4601104151 & 150** – approx. 0.288 ac. Request rezoning from the 2.5-3.5 Old City Height District to the 4 Old City Height District.  
Owner: GMS Cannon LLC  
Applicant: Synchronicity – Todd Richardson
5. **1335 King Street Ext (Peninsula) TMS# 4641400079** – 0.37 ac. Request rezoning from Light Industrial (LI) to Upper Peninsula (UP).  
Owner/Applicant: Joe Singleton
6. **1335 King Street Ext (Peninsula) TMS# 4641400079** – 0.37 ac. Request rezoning from the 2.5 Old City Height District to the 4-12 Old City Height District.  
Owner/Applicant: Joe Singleton

## **SUBDIVISIONS**

1. **Hayes Park (Maybank Highway – Johns Island) TMS# 2790000067 & 235** – 17.2 ac. 59 lots. Request subdivision concept plan approval. Zoned Commercial Transitional (CT), Diverse Residential (DR-6), Limited Business (LB).  
Owner: New Leaf Builders, LLC  
Applicant: Forsberg Engineering & Surveying, Inc.
2. **American Star (Oakville Plantation Road – Johns Island) TMS# 3170000011, 055, 089** – 201.6 ac. 205 lots. Request subdivision concept plan approval. Zoned Light Industrial (LI) & Rural Residential (RR-1).  
Owner: Keith Lackey, et al.  
Applicant: Synchronicity

## **ZONING**

1. **Zelasko Rd (Johns Island) TMS# 3130000335** – 1.19 ac. Request zoning of Business Park (BP). Zoned Maybank Highway Corridor Overlay in Charleston County.  
Owner: Larry McCutchen

## **ORDINANCE AMENDMENTS**

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **changing the minimum lot frontage requirements for new lots in the Mixed-Use Workforce Housing zoning districts.**
2. **Maybank Hwy and Saint Johns Woods Pkwy (LDL Properties PUD – Johns Island) TMS# 2790000202, 203 & 204** – 5.58 ac. Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.  
Owner:/Applicant: Go Store It JI LLC; VCP Charleston Partners SC LLC

## **APPROVAL OF MINUTES**

Approval of minutes from previous meetings.

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **Preliminary & Final Subdivision Plats:**

1. 130 Grove Street (Peninsula) TMS# 4631501053 – 0.3 ac. 2 lots. SR-2. Final subdivision plat pending approval.
2. Stonoview, Phase 2 (River Road – Johns Island) TMS# 3150000012 – 27.2 ac. 53 lots. PUD. Final subdivision plat pending approval.
3. Glenn McConnell Parkway (West Ashley) TMS# 3060000012 – 18.3 ac. 2 lots. GB. Final subdivision plat pending approval.
4. Harborwalk (Nabors Drive – James Island) TMS# 4281600013, 046, 047, 048, 052 – 3.9 ac. 25 lots. DR-9, GB. Final subdivision plat pending approval.
5. Parcel E, Phase 4 (Brailsford Street – Daniel Island) TMS# 2750000110 – 31.6 ac. 70 lots. DI-R. Final subdivision plat recorded.

6. 9 F Street (Peninsula) TMS# 4631603025 – 0.5 ac. 2 lots. DR-2F. Preliminary subdivision plat under review.
7. Greenway Preserve (Mutual Drive – West Ashley) TMS# 5.2 ac. 18 lots. SR-6. Preliminary subdivision plat pending approval.
8. 58 Hasell Street (Peninsula) TMS# 4580501049 – 0.03 ac. 1 lot. STR. Final subdivision plat pending approval.
9. Maybank Village, Phase 3 (Maybank Highway – Johns Island) TMS# 3130000248 – 8.8 ac. 34 lots. GB. Final subdivision plat pending approval.
10. 1715 West Avalon Circle (West Ashley) TMS# 3521300116 – 0.3 ac. 3 lots. STR. Final subdivision plat under review.
11. 716 Riverland Drive (James Island) TMS# 3410000017 – 0.6 ac. 2 lots. SR-1. Final subdivision plat pending approval.
12. The Marshes at Cooper River (Clements Ferry Road – Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069 – 13.2 ac. 60 lots. PUD. Final subdivision plat pending approval.
13. Reveille on the Ashley (Arcadian Way – West Ashley) TMS# 4181500039 – 1.5 ac. 4 lots. SR-1. Final subdivision plat pending approval.
14. Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000048, 128 – 32.3 ac. 57 lots. PUD. Final subdivision plat recorded.
15. Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000048, 128 – 25.1 ac. 57 lots. PUD. Final subdivision plat recorded.
16. The Villages In Saint Johns Woods, Phase V-2 (Saint Johns Woods Parkway – Johns Island) TMS# 2790000143 – 22.8 ac. 68 lots. PUD. Final subdivision plat recorded.
17. Riverview Estates (River Road – Johns Island) TMS# 3120000064-066 – 45.6 ac. 48 lots. C, SR-1. Preliminary subdivision plat pending approval.
18. Milford Street (Peninsula) TMS# 4640200105 – 0.6 ac. 2 lots. LI. Final subdivision plat pending approval.
19. CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011 – 126.2 ac. 3 lots. DR-6, GO, SR-1. Preliminary subdivision plat approved.

**Road Construction Plans:**

1. Greenway Preserve (Mutual Drive – West Ashley) TMS# 5.2 ac. 18 lots. SR-6. Road construction plans under review.
2. Whitney Lake, Phase 2D (Brittlebush Lane – Johns Island) TMS# 3120000334 – 12.4 ac. 40 lots. SR-1. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.